

# Comprehensive Development Plan Amendments

## 3rd Quarter CD/HS Public Hearing

September 28, 2020

6:00 PM

Office of Zoning and Development



Department of

**CITY PLANNING**

**20-O-1400/ CDP-20-004**

**#1) 160 Little Street SE**

**Substitute**

Single Family Residential (SFR)  
to

Low Density Residential (LDR)

For

Z-19-121

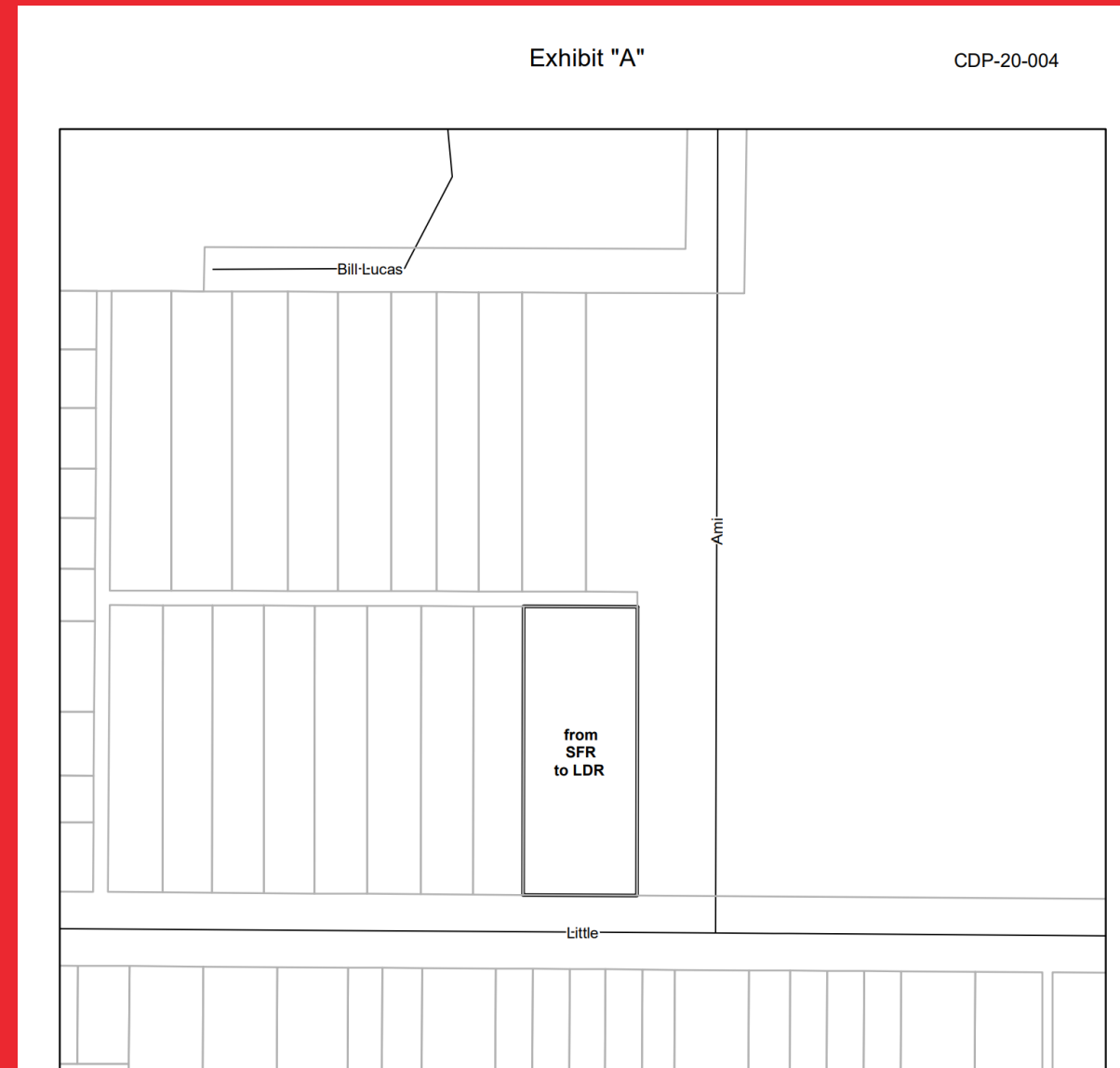
NPU – V Recommendation: No Recommendation

OZD Staff Recommendation: Approval

**Council District 1**



Department of  
**CITY PLANNING**



# 20-O-1501/ CDP-20-024

## #2) Atlanta BeltLine Subarea 9 and 10 Master Plans

NPU Recommendation:

NPU G: Approve

NPU J: Approve

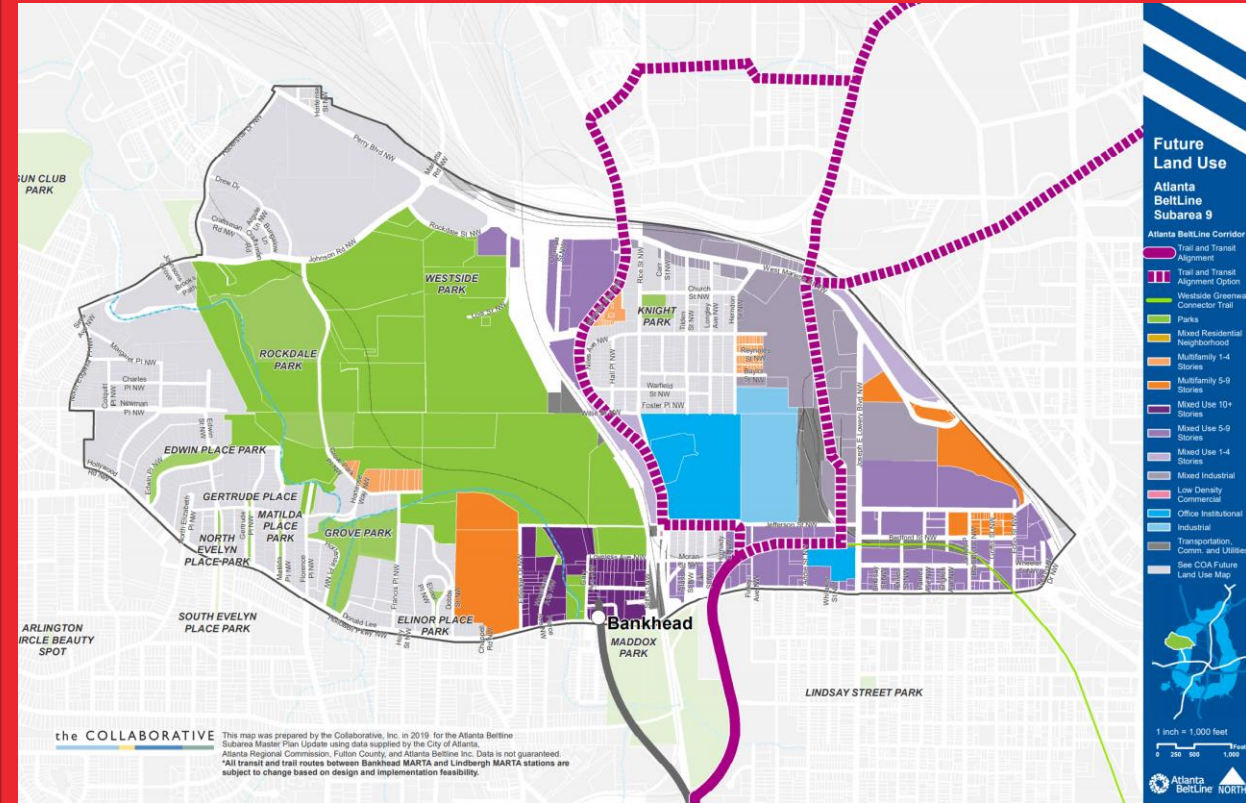
NPU K: Approve

NPU L: Deny

NPU T: Approve

OZD Staff Recommendation: Approve

**Council Districts: 3, 4, 9**



Department of  
**CITY PLANNING**

# ABI SUBAREA 9 Goals

- Land Use Goals –

- Promote transit-oriented mixed-use development;
- Promote affordable housing strategies;
- Create livable activity centers;
- Preserve and strengthen neighborhoods; and
- Preserve historic, natural and cultural resources.

- Mobility Goals:

- Promote alternative modes of transportation;
- Promote transportation network connectivity; and
- Improve the function and character of existing roadways.

- Open Space Goals:

- Make Westside Park an attractive regional/local destination;
- Accommodate regional access to Westside Park; and ensure safe, integrated, and convenient local access to recreational opportunities



# ABI SUBAREA 9 & 10 Housing Goals

- Ensure mixed-income/mixed-use housing,
- Develop mix of owner-occupied and rental housing,
- Diversify Housing Stock to include "Missing Middle" housing,
- Increase housing for seniors,
- Encourage co-housing models to increase affordability,
- Connect residents to Homeowner and Senior Tax Exemptions and other housing programs,
- Develop innovative funding sources to create new affordable housing,
- Develop strategies around purchasing land for affordable housing,
- Expand educational outreach to include: Renters Rights; Appealing Property Tax Assessments; How to lower Property Taxes; How to Buy a Home; and Estate planning.



# ABI SUBAREA 9 Recommendations

- Future Land Use Recommendations
  - The proposed future land use changes corresponding to the Framework Map.
- Open Space – Westside Park,
- Affordable Housing Strategies,
- Historic Preservation and Arts & Culture.
- Mobility Recommendations
  - Updated of Street Framework Plan connections
  - Expand bicycle and pedestrian facilities on Donald Lee Hollowell Parkway
  - Adding sidewalk on major corridors that do not have sidewalks or have intermittent sidewalks.
  - ADA ramps at intersections that are non-compliant



**20-O-1501/ CDP-20-024**

## #2) Atlanta BeltLine Subarea 9 and 10 Master Plans

NPU Recommendation:

NPU G: Approve

NPU J: Approve

NPU K: Approve

NPU L: Deny

NPU T: Approve

OZD Staff Recommendation: Approve

**Council Districts: 3, 4, 9**



Department of  
**CITY PLANNING**



# ABI SUBAREA 10 Goals

- Land Use Goals –
  - Promote compact transit-oriented mixed-use development;
  - Promote affordable housing strata;
  - Strengthen employment and commercial centers;
  - Improve neighborhood and community retail services;
  - Preserve and protect historic, natural and cultural resources;
  - Create opportunities for public art;
  - Create a safe environment for residents and businesses;
  - Preserve and strengthen established neighborhood.
- Mobility Goals:
  - Promote transportation network connectivity;
  - Promote multi-modal transportation choices and coordinate improvements with new development to make transit a more viable and accessible means of travel;
  - Provide trails and pedestrian-friendly streets to improve neighborhood walkability and safety; and
  - improve transportation safety along major corridors while respecting the urban context of the area.
- Open Space Goals:
  - Enhance park resources; and
  - Reclaim and rehabilitate degraded environmentally sensitive areas.





# ABI SUBAREA 10 Recommendations

- Future Land Use Change
  - The proposed future land use changes corresponding to the Framework Map.
- Affordable Housing Strategy Recommendations,
- Open Space (Maddox Park),
- Historic Preservation and Arts & Culture
- Mobility Recommendations:
  - Update Street Framework Plan connections.
  - Add ADA ramps to
  - Improve at grade pedestrian crossings
  - Continue Proctor Creek Trail South to Maddox Park
  - Improve bike and pedestrian connections along Lena Street at Ashby MARTA Station, the BeltLine and Lionel Hampton Trail.

## 20-O-1566/CDP-20-025

### #3) 1074 Ponce de Leon Avenue NE

Low Density Residential 9-16 units per acre  
(LDR)

to

Mixed Use Low Density (MU-LD)

For

Z-20-047

NPU – F Recommendation: Approval

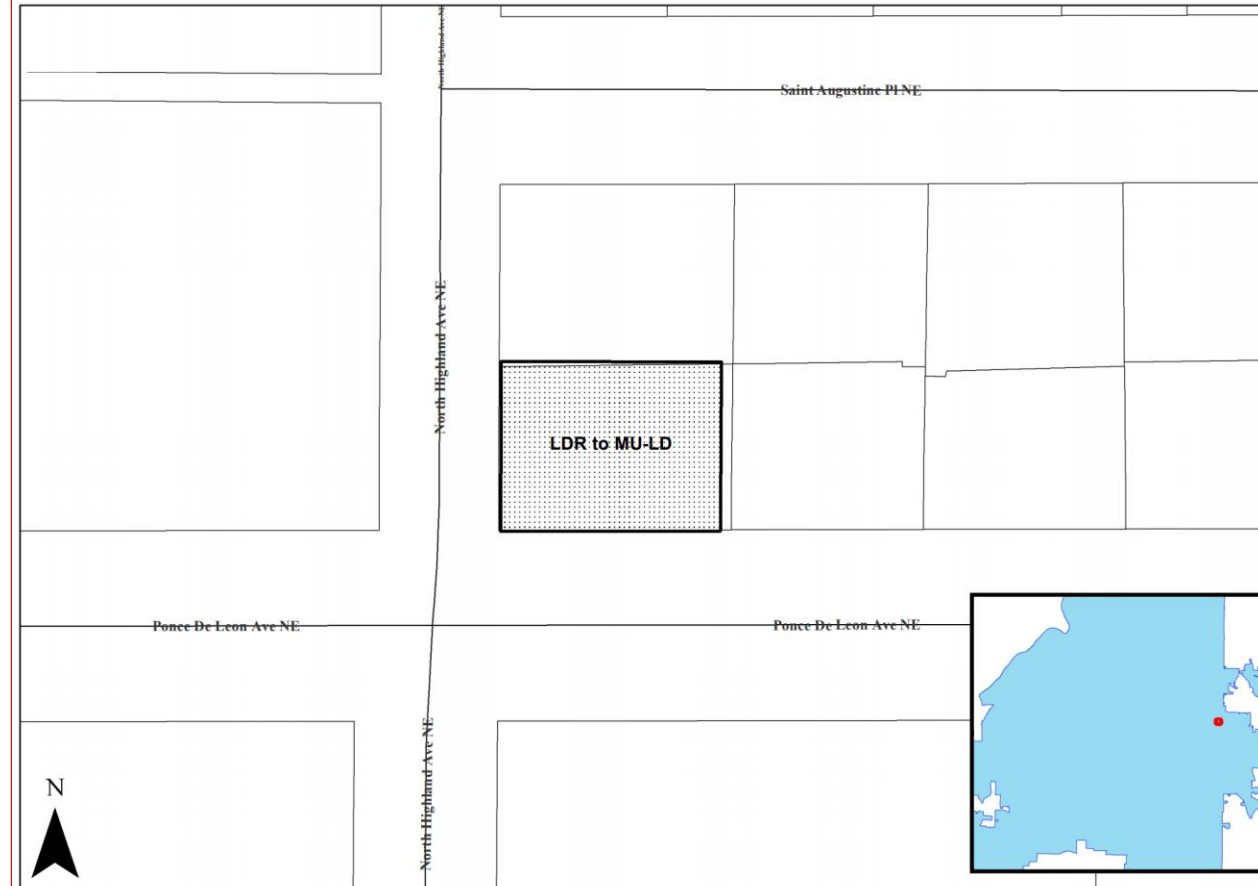
OZD Staff Recommendation: Approval

**Council District 6**



Department of  
**CITY PLANNING**

## Exhibit 'A'



**20-O-1567/CDP-20-027**

**#4) 365 Lynhurst Drive SW**

Single Family Residential (SFR)

to

Mixed Use High Density (MU-HD)

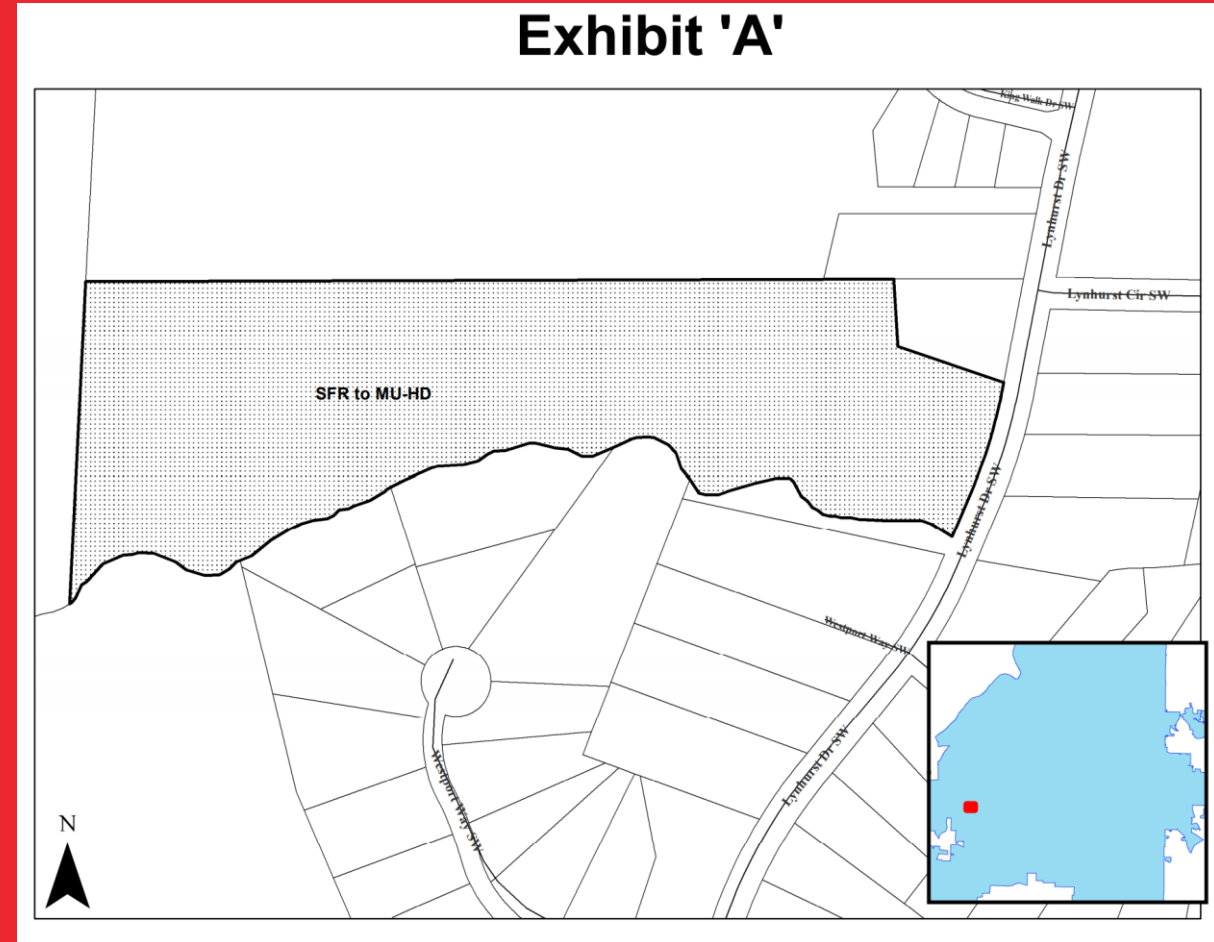
For

Z-20-050

NPU – I Recommendation: Deferral

OZD Staff Recommendation: Deferral

**Council District 10**



**20-O-1554/CDP-20-028**

**#5) 1851 Jonesboro RD SE**

Single Family Residential (SFR)  
to

Low Density Commercial (LDR)

For

Z-20-057

NPU – Y Recommendation: Deferral

OZD Staff Recommendation: Deferral

**Council District 1**



**Exhibit 'A'**

